



## Broadway Jaywick Village, CO15 2HF

Sheen's Estate Agents are pleased to offer for sale this TIMBER FRAMED TWO BEDROOM DETACHED BUNGALOW located just 75 meters from the BEACH and SEA FRONT. Local shopping amenities at Tudor Parade are located just over half a mile away with Clacton-on-Sea's town centre and mainline railway station around two miles away. An internal inspection is highly advised to appreciate the accommodation offer.

- Two Bedrooms
- 15'6 x 14'5 Lounge
- 9'9 x 6'3 Kitchen
- Three Piece Bathroom
- Gas Central Heating (n/t)
- Courtyard Style Rear Garden
- Off Street Parking
- 75 Metres To Beach & Sea Front
- Council Tax Band A
- EPC Rating D



**Price £130,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### ENTRANCE PORCH

Radiator. Double glazed windows to side and front. Wooden glazed door leading to:



### LOUNGE

15'6 x 14'5

Two radiators. Double glazed window to side. Single glazed windows to front. Open access to:



## KITCHEN

9'9 x 6'3

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset one and half single drainer stainless steel sink unit with stainless steel mixer tap. Space for cooker. Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas combination boiler (not tested). Double glazed window to side. Door to:

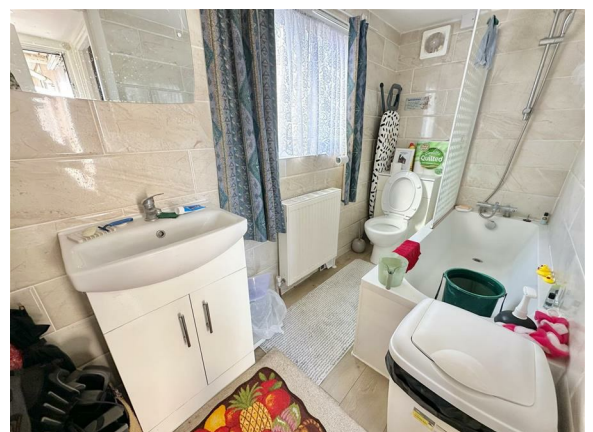


## INNER LOBBY

UPVC double glazed door leading to the Outside Front. Door to:

## BATHROOM

Three piece white suite comprising: Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. A panelled bath with a wall mounted shower attachment above. Fully tiled. Radiator. Double glazed window to rear.



## BEDROOM ONE

8'9 x 9'9

Radiator. Double glazed window to side. UPVC double glazed door leading into the Rear Garden.



## BEDROOM TWO

7'11 x 6'4

Radiator. Double glazed window to side.



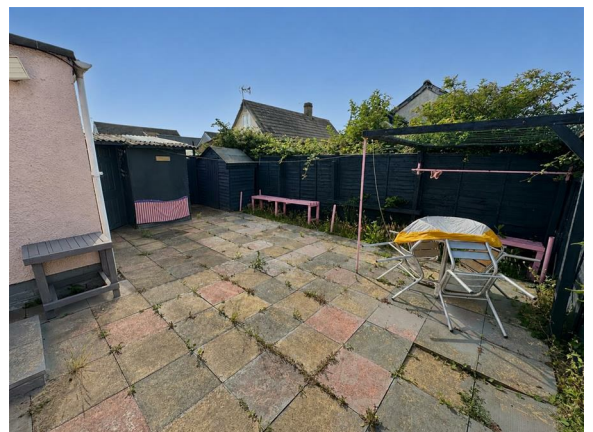
## OUTSIDE FRONT

Hard standing area which provides off street parking. Side pedestrian access leading to Outside Rear.



## OUTSIDE REAR

Patio paved. Enclosed by panel fencing. Two wooden storage sheds. Side pedestrian access leading to Outside Front.



## JAYWICK BEACH

Jaywick beach is situated just 75 Metres away.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: A

Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains  
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

## BA 06/26

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Particular Disclaimer

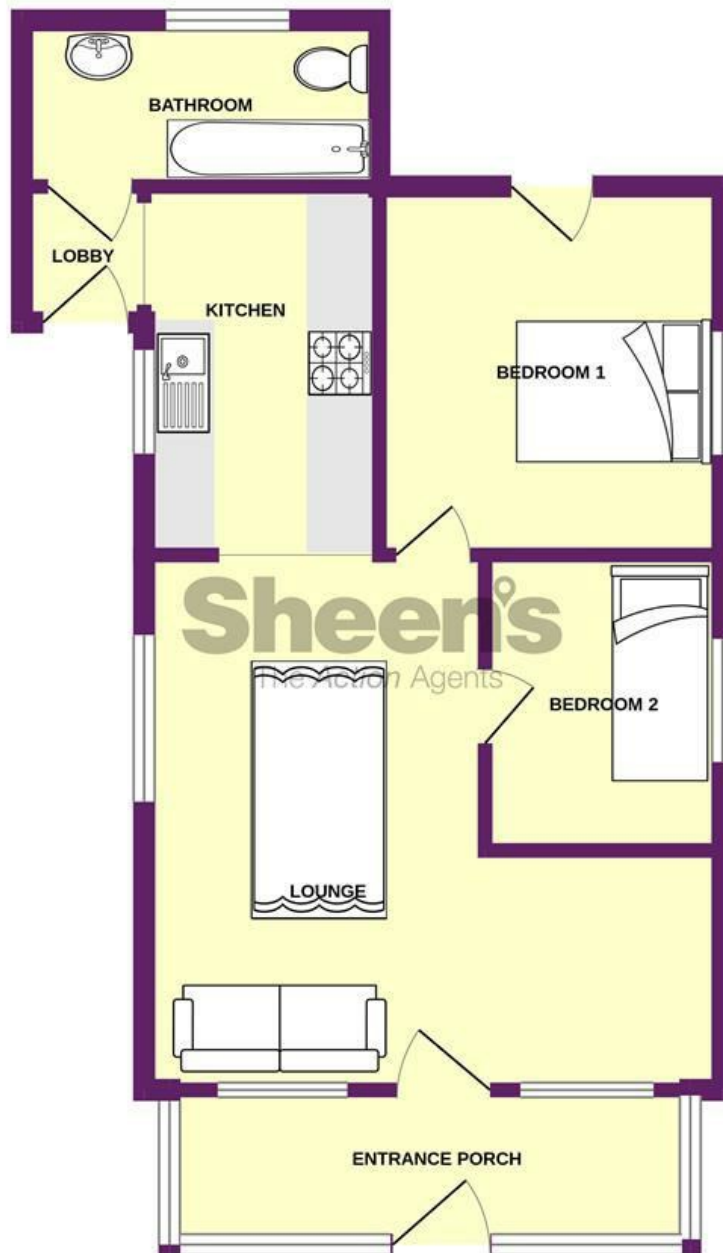
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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**Sheen's**  
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